

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:		PJs in State: 93					
% of Funds Committed	99.05 %	96.49 %	21	96.48 %	67	72	
% of Funds Disbursed	92.77 %	88.28 %	21	89.00 %	64	65	
Leveraging Ratio for Rental Activities	13.84	5.83	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	84.78 %	77.63 %	46	83.25 %	19	27	
% of Completed CHDO Disbursements to All CHDO Reservations***	60.19 %	70.30 %	57	70.99 %	22	25	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.53 %	81.96 %	43	81.75 %	46	48	
% of 0-30% AMI Renters to All Renters***	29.32 %	41.30 %	68	45.84 %	25	21	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.35 %	96.50 %	79	96.12 %	12	10	
Overall Ranking:			In State: 48 / 93		Nationally: 38 34		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$32,166	\$36,975		\$27,889	249 Units	48.60 %	
Homebuyer Unit	\$24,559	\$21,536		\$15,632	189 Units	36.90 %	
Homeowner-Rehab Unit	\$34,804	\$27,502		\$21,037	74 Units	14.50 %	
TBRA Unit	\$0	\$2,232		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Salinas CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$244,551	\$126,042	\$35,335
\$141,290	\$116,319	\$28,818
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.12

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	27.9	5.3	32.4	0.0
Black/African American:	3.3	0.5	0.0	0.0
Asian:	2.3	0.0	4.1	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.5	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.5	0.0	0.0	0.0
Asian and White:	0.9	0.0	0.0	0.0
Black/African American and White:	0.9	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.9	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	2.1	13.5	0.0

ETHNICITY:

Hispanic	62.8	92.1	50.0	0.0
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HOUSEHOLD SIZE:

1 Person:	60.5	2.1	32.4	0.0
2 Persons:	10.7	5.3	21.6	0.0
3 Persons:	7.4	20.1	9.5	0.0
4 Persons:	11.6	21.2	12.2	0.0
5 Persons:	4.2	30.2	9.5	0.0
6 Persons:	3.7	14.3	10.8	0.0
7 Persons:	0.9	3.7	1.4	0.0
8 or more Persons:	0.9	3.2	2.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	20.0	3.7	18.9	0.0
Elderly:	34.9	0.0	44.6	0.0
Related/Single Parent:	14.9	17.5	10.8	0.0
Related/Two Parent:	12.1	76.7	23.0	0.0
Other:	18.1	1.6	1.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	23.7	0.0 [#]
HOME TBRA:	0.0	
Other:	10.7	
No Assistance:	65.6	

of Section 504 Compliant Units / Completed Units Since 2001 58

* The State average includes all local and the State PJs within that state

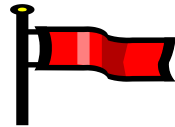
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Salinas State: CA Group Rank: 38
 (Percentile)
 State Rank: 48 / 93 PJs Overall Rank: 34
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	84.78	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	60.19	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.53	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	86.35	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.9	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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